

CHAPTER 7

PLANNING AREA ANALYSIS

INTRODUCTION

This section of the Community Plan presents the future land use maps for each community planning area in Roanoke County. In addition, this section summarizes the results of the neighborhood council meetings including the consistent themes that occurred in each of the neighborhood council meetings and the community values that were expressed at each of the meetings. These themes and values are reflected throughout this document and were used, to the extent possible, to develop the future land use maps for each neighborhood planning area. The detailed description and results of this process are available in the *Citizen Participation* volume of the *Roanoke County Community Plan*.

Upon adoption of the *Roanoke County Community Plan*, it is anticipated that the County will initiate the development of neighborhood specific community plans. The results of the visioning and community planning processes will be used by County staff and citizens to provide guidance in the development of these plans.

COUNTY-WIDE NEIGHBORHOOD THEMES AND CONCERNS

This section provides a summary of those issues which were **consistently identified** by the neighborhood councils across the entire County. Many ideas and suggestions were brought up by the neighborhood council members. Only those issues that were consistently identified by the councils are described below. Individuals interested in greater detail should refer to the summaries for each community found in the *Citizen Participation Volume* of the *Roanoke County Community Plan*.

These issues, as they are written here, are taken virtually “word for word” from the neighborhood council meetings.

LAND USE

Design Themes

- New development should incorporate a high standard of design including the following design elements: appropriate architecture, landscaping and tasteful signs.
- The use of planned communities needs to be encouraged for all new developments in the County. Such planned developments should have design standards in relation to tree preservation, trails, parks, and traffic circulation.

- Incompatible land uses should be appropriately buffered from adjoining land uses. Buffering should include the use of existing vegetation, topography, and landscaped areas designed to appear as part of the natural landscape.
- The preservation of trees is an important aspect in the approval of new developments.
- There should be community participation in the designs for large, new developments within the community.

Enforcement Themes

- Zoning laws pertaining to junk cars, garbage and refuse are enforced on a complaint basis. As a result, there is a perception that zoning laws are not strictly enforced or that these laws are not strong enough. To conduct systematic inspections of property for zoning compliance will require additional staff resources.
- The County should explore the use of civil processes to provide stiffer penalties for littering and illegal dumping.
- It will require diligent work to clean up properties that are perceived to be eyesores. Such efforts will require an increase in fiscal resources for these types of problem areas.

Public Involvement/Communication Themes

- The development community has too much influence and there is the perception that many of the land use decisions have been made prior to public hearings.
- Input from citizens should be solicited in all rezoning decisions. Such involvement would include community meetings and public participation in site design and/or layout.

Plan Policy Themes

- Plan and implement infrastructure improvements to be completed in conjunction with or prior to new developments being placed in the community.
- Provide incentives for the redevelopment of existing commercial and industrial structures. Such incentives need to be linked to good paying, high-tech jobs.
- Allow for flexibility in the zoning ordinance so that small scale commercial services and restaurants can be located in community/village centers.

- Develop a balance across the County between industrial and commercial development and residential development so that each community has a fair share.
- Develop corridor plans for the major roads leading into the County, work with adjoining localities so as to have consistent, compatible land uses.
- Ensure a balance in providing incentives to small, as well as large, businesses.
- Water and sewer service is a major tool to manage growth.
- Develop flexibility in zoning laws so that existing facilities may expand.
- The preservation of historic structures and/or the designation of historic districts should be encouraged where applicable.

PUBLIC FACILITIES

Regional Cooperation Themes

- Maintain and improve the intergovernmental cooperation among the localities within the Valley. Such cooperation includes fire/rescue services, police services and library services. Expansion of these cooperative efforts should include water/sewer services, stormwater management, transit, parks/recreation and development procedures.

Transportation Themes

- Examine and cooperate for the provision of limited mass transit service to those areas of the County that can support it. In recent studies these areas are the more urban regions of the County lying close to Roanoke City's corporate limits.
- Include the planning of bike lanes in the development of transportation improvement plans and other planning documents of Roanoke County.
- Plan for and provide pedestrian access in the more developed portions of the County.
- Work with VDOT to expand the resources available to improve the width and maintenance of roads in Roanoke County. Such efforts should include better maintenance of road culverts, shoulders, curbs and gutters.
- The installation of turning lanes and traffic control devices at critical intersections will also improve traffic flow as well as safety for roads in the County.
- Center lines and edge lines are needed on many secondary roads.
- Expand major County roads to improve the capacity as well as the safety for existing and

anticipated traffic volume.

Educational Themes

- The physical space and instruction in the County's schools needs to be expanded and improved.
- The impact of every new development upon the school system needs to be evaluated. The developers need to be financially responsible for the improvements required as a result of their development.
- The technical training program needs to be expanded for those students not wishing to enter college. A highly qualified, technically skilled, work force will be an asset in attracting new industry to the County.
- Library services need to be expanded in the rural areas of the County. Such expansion should include new branch facilities as well as upgrading the existing branches in the Mount Pleasant and Bent Mountain areas.

Utility Service Themes

- Meet the needs of current residents by providing water and sewer service prior to servicing new development.
- Implementation of the stormwater management practices will aid in the reduction of stream flooding.

Recreational Themes

- Expand and provide better maintenance of park facilities.
- Include the addition of gymnasiums and other lighted, recreational facilities when school improvements are planned.

Public Safety Themes

- Develop and implement a schedule for the improvement of fire and rescue buildings/facilities.
- The use of dry hydrants in rural areas provides a valuable asset in fire suppression.

- The presence and visibility of police patrols in neighborhoods provide the residents with an additional level of security. Increasing police patrols will improve the residents' sense of security.
- Additional resources need to be used to expand emergency services and to reduce response times.

RESOURCES

Greenway Themes

- All localities in the Valley should coordinate to provide for the protection of environmental resources, such as Virginia's Explore Park, Roanoke River, Blue Ridge Parkway, Appalachian Trail and greenways.
- Greenways are important for recreation, tourism and economic development efforts.
- Greenways also help in the management of stormwater and flood waters.
- Adoption and implementation of the Valley Greenway Plan for the County will lead to increased recreation opportunities as well as improved stormwater management.

Ridgeline Protection Themes

- Utility and communications structures should not be placed on the ridgelines.
- The scenic beauty of this area contributes to its quality of life and preserves property values. Limits on the extent of mountainside and ridgeline development will help preserve the scenic beauty of the County.
- Mature trees need to be preserved through the County's development regulations.
- The use of best management practices (BMPs) in all logging operations need to be required in the County's ordinances. Such provisions include a pre-harvest and post harvest plan, a re-forestation plan, road specifications, and protection of environmentally sensitive areas.

Water Quality Themes

- The use of BMPs needs to be increased to preserve and enhance the water quality of the County's streams and creeks.

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- Strengthening and enforcement of the erosion and sediment control measures will protect and enhance water resources in the County.

Quality of Life Themes

- Provide incentives and/or requirements for the preservation of the historic structures in the County. Preserve the architectural character of historic areas and structures.
- Commercial, industrial, and residential development need to be balanced with the preservation of agricultural practices and rural lifestyles in Roanoke County.

FUTURE LAND USE MAPS AND COMMUNITY VALUES, KEY RESOURCES AND GENERAL POLICIES

Following is information gathered at each neighborhood council meeting on general community values, key community resources and general policies regarding natural resource, land use and public facility issues. As in the previous section, these comments are taken virtually word for word from the council meetings.

The Future Land Use maps for each community planning area are also presented in this section.

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BACK CREEK - FUTURE LAND USE MAP

UNDER CONSTRUCTION

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BACKCREEK COMMUNITY PLANNING AREA

Community Values

- The rural, pastoral views of the Back Creek area, with the Poage Farm being the focus of these views.
- The rural character associated with this area is an important quality to protect and preserve.
- All new developments need to respect these values and enhance them through the use of landscaping, building design and signage.

Key Resources

- The views of Mount Chestnut, Masons Knob, Bent Mountain and the other ridgelines as seen from U.S. Route 221.
- The red bud trees lining the roadways and creeks in the Back Creek community.
- The historic buildings and sites in the Back Creek community, such as Harris House, Poage Farm, Jakes Garage, etc.
- The views from the “Horseshoe Curve” along U.S. Route 221 and the Blue Ridge Parkway.
- The land to the rear of the Back Creek Elementary School is an important resource and should be reserved for educational purposes.

General Policies

Natural Resources

- Prevent development on sensitive environmental and natural hazard areas which would endanger the environment or the development.
- Recognize, respect, and work with private property owners in order to preserve the rural lifestyle and protect the rights of property owners.
- Continue and expand the land use assessment program to promote the preservation of agricultural and forestal uses of land.

- Creation of greenways in the community will provide a method to preserve open space as well as offering safe walking and biking facilities.

Land Use

- Require both residential and commercial developers to use design principles that mitigate the impacts of the new development on adjacent uses. These design principles should enhance and protect the rural lifestyle of the community.
- Permit the development of small-scale commercial uses constructed in a planned commercial center for the community.
- Prevent the use of strip linear commercial development along the U.S. 221 corridor in the Back Creek community. This type of development has large un-screened parking areas, many access points to the main road, numerous detached buildings of varying architecture, and high light poles adding light pollution to the evening sky.
- Work cooperatively with VDOT to limit the requirements for small scale cottage businesses to operate in relation to transportation improvements required for access to the public road.
- Encourage and continue to permit the use of accessory apartments in conjunction with agricultural operations as supplemental income sources for agricultural operations.
- Maintain the low density of single-family homes in the Back Creek community.

Public Facilities

- Support and encourage the upgrading of U.S. Route 221 to create a safe roadway for the community.
- Extensions of utility service should be conducted at the same time as the improvements to U.S. Route 221. However, such extensions should be made only after a careful evaluation of all the impacts which would be caused by the extensions. Additionally, community participation is a vital key to this evaluation process.
- Provide for street lights at key intersections in the community, such as in front of the elementary school.
- Promote increased support for the rescue squad and fire department in relation to providing full-time staff resources during the day.
- Continue the use and support of citizen watch groups working in cooperation with the County's Police Department.

BENT MOUNTAIN- FUTURE LAND USE MAP

UNDER CONSTRUCTION

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BENT MOUNTAIN COMMUNITY PLANNING AREA

Community Values

- The residents of the Bent Mountain community expressed a strong desire to manage growth instead of preventing it. Managing growth means decisions will be made in relationship to the carrying capacity of the land as reflected in the Community Plan.
- The community is proud of its many historic homes, farms, open spaces, and churches. Preserving this way of life is of vital importance to people of this community.
- The sense of community is an asset for the residents of Bent Mountain. In order to preserve and enhance this feeling, the residents desire to be actively involved in development decisions affecting their community.
- The community wants all new development proposals to have the proper design guidelines so as to protect the lifestyle and natural setting on the mountain while also promoting and enhancing a sustainable village center for the residents of Bent Mountain.

Key Resources

- The plateau area and meadow on the top of the mountain serve as the gateway to the community.
- Numerous historic buildings and sites are located on the mountain.
- The views and overlooks from the Blue Ridge Parkway and other scenic vistas along roads in the community.
- The entrance to the Blue Ridge Parkway at the Floyd County line provides a second gateway into the community.

General Policies

Natural Resources

- Promote the prevention of groundwater pollution and the remediation of any existing groundwater pollution in the community.
- Develop guidelines and base future decisions in such a way as to create a sustainable

community for our children and grandchildren while preserving our resources and rural lifestyles.

- Ensure that land will be reserved and/or acquired for future parks and trails for the community.

Land Use

- Ensure that the residents of Bent Mountain are empowered to shape their own community. In so doing they need a commitment from the County to promote an open and clear line of communication in relation to development decisions which affect their community.
- Guide future development into an efficient and serviceable form which is protective of the community's predominantly rural character.
- Provide the means for the residents of Bent Mountain to clean up sites in the community which are perceived as eyesores.
- Ensure that the design and scale of all future development shall be in harmony with the rural character of Bent Mountain. Buildings of different architectural design should be made compatible through the use of screens, landscaping, buffers, site breaks, and materials.

Public Facilities

- Retention and expansion of the Bent Mountain Elementary School are encouraged to provide an anchor to the community. This will also serve to maintain the sense of community that exists on the mountain.
- To further enhance the sense of community, expansion of the community center and library is recommended by the residents of Bent Mountain.
- To preserve and acquire land for future parks and trails are a major desire of the community.

BONSACK - FUTURE LAND USE MAP

UNDER CONSTRUCTION

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BONSACK COMMUNITY PLANNING AREA

Community Values

- Preservation of the views of the mountains and ridgelines from this community is a value deeply held by the residents.
- The numerous historic buildings and sites provide a tie to the historic and cultural roots of the community. The preservation and enhancement of these aspects are vital to the residents of this community.
- The U.S. Route 460 corridor needs to have a unified development plan in conjunction with Roanoke City, Roanoke County and Botetourt County.
- Prevent the typical strip commercial/industrial development along U.S. Route 460. Instead require that commercial/industrial developments be developed in a planned or campus-like setting providing nodes of development along the corridor.

Key Resources

- The protection of viewsheds from the Blue Ridge Parkway, Summit Ridge, Stewart's Knob, Lowe's Farm, Seibel's Farm, Bonsack Park, and Samuel's Gate are assets for the community.
- The preservation of the Cox Trout Farm and Glade Creek is vital for the community.
- The enhancement and preservation of the historic character of the "Village of Bonsack" are a critical resource for the community.

General Policies

Natural Resources

- Require that all new developments are sensitive to the preservation, protection and enhancement of the viewsheds from the Bonsack community. In so doing, require higher standards of design which will minimize the visual impact of development and promote innovative methods of site planning.
- Acquire land for the establishment of a greenway providing critical linkages to shopping, schools, parks, libraries and homes for the residents of the community.
- Work cooperatively with adjoining jurisdictions, private landowners, and State and

Federal agencies to preserve and protect significant natural, historic, and cultural features in the Bonsack community.

Land Use

- Promote the use of planned commercial developments and/or nodes of commercial development along the U.S. Route 460 corridor. These developments would offer extensive landscaping, appropriate and tastefully designed signs and provide buildings which have a unified architectural design.
- The appropriate balance between residential, commercial, industrial, and agricultural land uses is a key to Bonsack becoming a sustainable community.
- Explore the opportunities to create a Historic District in the “Village of Bonsack,” which would promote preservation as well as economic development through heritage tourism.

Public Facilities

- Construction of the Bonsack Elementary School is strongly encouraged as an anchor to the community.
- Assure that emergency ingress and egress is provided for in all new developments. Support the provision of additional resources for these services as required with additional development in the community.
- Maintain and enhance the facilities available at the Bonsack Park while monitoring locations for additional park sites within the community.
- Explore the potential of developing alternative transportation routes to relieve the traffic congestion and improve the safety of U.S. Route 460, such as an eastern circumferential highway.

CATAWBA - FUTURE LAND USE MAP

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CATAWBA VALLEY COMMUNITY PLANNING AREA

Community Values

- The view from the top of the mountain along Virginia Route 311 is most important. The preservation of that view is a critical value to the community.
- All existing and future businesses in the community should strive for appropriate landscaping, building design and signage to maintain the rural character of the valley.
- Any new development that may come to the valley should strive to protect and enhance the rural character of the community.

Key Resources

- The Appalachian Trail is a key resource for the community.
- Dragon's Tooth, McAfee's Knob and the ridges along Fort Lewis mountain are key resources to the Catawba valley.
- The historic properties and sites in the community, along with the headwaters of the Roanoke River and Catawba Creek, are important resources to the community. These resources need to be preserved and enhanced.
- The country inns and bed and breakfasts located in the valley are key resources for the community.

General Policies

Natural Resources

- Preserve sensitive wildlife habitats (flora and fauna) and natural hazard areas which would endanger the environment or the development itself.
- Maintain and improve the groundwater quality of the valley.
- Protect agricultural land and other rural areas of the valley for their economic and open space value.
- Work cooperatively with private landowners, Western Virginia Land Trust and other

interested parties to preserve the natural features of the valley such as ridge lines, scenic vistas, and open space.

- Continue the use and expand the land use assessment program to promote the preservation of agricultural and forestal uses of land.

Land Use

- Preservation of the rural character of the valley is the major objective for the residents in the community.
- Work cooperatively with Virginia Tech, the State and other agencies to preserve and protect the open space associated with the Virginia Tech Farm.
- Use of a community design process for any future uses of the VA Tech Farm is imperative to the residents of the community.
- Improve and expand communication between the county government and the citizens of the valley.
- Maintain the low density of single-family housing in the valley.
- Continue to permit accessory apartments in conjunction with agricultural operations as income streams for farming operations.
- Encourage and support the creation and growth of small, custom-manufacturing operations/cottage industries in the valley.

Public Facilities

- Improve fire protection services to the residents of the valley through various methods, such as installing more dry hydrants in the community.
- Support the maintenance and improve the safety of the existing road network.
- Increase the parking capacity of the commuter parking lot to reduce the traffic flow on VA Route 311.
- Protect the valley from major transportation improvements, such as new interstates or freeways.

CAVE SPRING - FUTURE LAND USE MAP

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CAVE SPRING COMMUNITY PLANNING

Community Values

- Preservation of the Blue Ridge Parkway and the associated scenic vistas from the Parkway is important for the community.
- Development and maintenance of park facilities are of vital concern to the Cave Spring community.
- Commercial and industrial developments that are developed in campus-like settings with compatible architecture, open space, retention of natural vegetation and extensive landscaping of parking lots are of vital importance to this community.
- Achieve a balance in preserving natural, cultural, and historic resources and allow for quality residential, commercial, and industrial development.
- We have a right to the quality of life that this community offers, but we also have a responsibility to contribute to that quality of life.
- The attraction of corporations that provide white collar employment opportunities is fundamental to the residents of Cave Spring.

Key Resources

- To maintain and enhance the commercial core in and around the Tanglewood Mall area. Preservation of this core area is vital to the community becoming a sustainable area and preserving the overall property values of the community.
- The ridgelines that encircle the community and are located along the Blue Ridge Parkway provide a sense of place for the residents of the community.

General Policies

Natural Resources

- Promote the development of uses which are compatible with the environmental constraints present on the site. Use the natural environmental constraints as an element of design when building facilities for commercial and industrial purposes.
- Work cooperatively with private property owners and State and Federal agencies to

protect, preserve, and enhance the vistas and ridgelines of the community.

- Preserve and protect the mountain ridges surrounding the Cave Spring community. The scenic beauty of the area has attracted many of the businesses to the community. If these vistas are not protected then these businesses may move to other places.

Land Use

- Require that all future developments be planned unit developments (PUD). Increased density and/or intensity of development may be justified based upon site design considerations.
- Implement a tree preservation/planting program for the VA Route 419 corridor as well as for new developments.
- Develop and implement design guidelines in the County's development ordinances that require extensive landscaping, compatible architectural designs, small tasteful signage, and buffers between incompatible land uses.
- Generate and set in motion a program that will provide assistance to people in regards to the maintenance of older housing the community.

Public Facilities

- Acquire new as well as develop/maintain existing park facilities in the Cave Spring community.
- Ensure that adequate public facilities are in place or planned to be constructed in conjunction with future development proposals, such as schools, parks and transportation facilities.
- Improve school facilities and curriculum to provide for high quality facilities and educational programs for our children.

CLEARBROOK - FUTURE LAND USE MAP

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CLEARBROOK COMMUNITY PLANNING AREA

Community Values

- This is a close-knit community which is centered around the elementary school that many generations of the community have attended.
- There is a definite rural character associated with living in the Clearbrook community while it is only minutes away from the services and activities of the urbanized areas of the County and Roanoke City.
- The rural landscape and views of the ridges and valleys are important to the residents of the community.

Key Resources

- The scenic quality of Back Creek is a major asset to the community.
- Historic structures and sites located throughout the area provide a link to the historic and cultural traditions of the community.
- The Blue Ridge Parkway and the views associated with it are irreplaceable resources for the community.
- Clearbrook Elementary School is a vital resource and link to the community's past traditions.

General Policies

Natural Resources

- Preservation of the rural character and agricultural practices needs to be maintained into the future.
- Development should be centered around the "Village of Clearbrook" area within the community.
- Prevent development from disturbing the sensitive environmental and natural features of the community, such as ridgelines and Back Creek.

Land Use

- Discourage traditional strip commercial/industrial development patterns, which have multiple access points, large parking areas, and numerous architecturally unrelated buildings.
- Development of businesses in and around the “Village of Clearbrook” should be promoted where landscaping, building design, signs, and parking lots can be designed to be aesthetically appealing and compatible with rural character.
- Assisted-living facilities, which have proper site design with ample open and/or green space around the facility, would be a good industry for this community.
- Ensure the quality of future development by providing reasonable guidelines which allow for a variety of housing types and limited, small-scale, commercial businesses to serve the needs of the citizens of the community.

Public Facilities

- Improve the safety of U.S. Route 220 by straightening curves and installing crossing/turning lanes and traffic signals at major intersections.
- Upgrade the substandard secondary roads in the community to provide sufficient road widths.
- Expand utility service for the existing residents due to the large number of contaminated wells in the community. However, expansion of utility services creates development pressures on rural undeveloped land.
- Create compatible economic development opportunities for the “Village of Clearbrook” by expansion of utility services.
- Mitigate the flooding associated with Back Creek and other streams, helping to preserve or improve the water quality of these surface waters through the use of stormwater management techniques.
- Work cooperatively with private land owners to dedicate park land in advance in locations where neighborhood parks are needed, offer incentives related to future development potential for their remaining lands.
- Expand and further develop Clearbrook Elementary School Park located in the “Village of Clearbrook.”

GLENVAR - FUTURE LAND USE MAP

UNDER CONSTRUCTION

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GLENVAR COMMUNITY PLANNING AREA

Community Values

- The community respects its numerous historic sites and links to its culture as represented by these sites.
- The views of Poor Mountain and Fort Lewis Mountain from U.S. Route 460/11 are cherished by the community.
- The preservation of neighborhoods and respect for the rights of private property owners are important to this community.
- The community values an open and clear line of communication with the county officials in relation to future plans developed by the County.
- The Glenvar community desires to have more investment by the County to provide for needed infrastructure and redevelopment of the U.S. Route 460/11 corridor.

Key Resources

- Green Hill Park and Equestrian Center/Trail are critical resources for the community.
- The Roanoke River, its tributaries, and wayside are important resources for this community.
- Other public facilities such as the schools, library, Spring Hollow Reservoir, and emergency services were viewed as resources for the community.
- The views of the ridges along Poor Mountain are valued by the residents in Glenvar.
- The commercial corridor of U.S. Route 460/11 is a resource to the community.

General Policies

Natural Resources

- Prevent development from destroying the views of the mountains in the Glenvar community and discourage development from occurring on environmentally sensitive and natural hazard areas within the community.
- Develop plans and policies to address the mitigation/control of flooding along the base of

Fort Lewis Mountain and the Roanoke River.

- Develop and implement policies that prevent the construction and/or mitigate the impact of communication and transmission towers along the ridges in the Glenvar community.

Land Use

- Develop an open and clear method of communication with the residents of the community in relation to future land use decisions which involve and respect the desires of the citizens.
- Generate plans and policies which balance design requirements and community standards with the rights of private property owners.
- Develop a community plan which balances the needs of future industrial and commercial development with residential development and open space preservation.
- Increase requirements for developments to have planned settings with landscaping and design standards that will improve the looks of the community.

Public Facilities

- Increase the capacity of U.S. Route 460/11 throughout the Glenvar community as a first priority before any additional development initiatives are proposed.
- Develop programs that allow elderly citizens to have access to County utility services at a lower cost than other users of these services.
- Continue to improve and expand the cooperation with the City of Salem in the provision of public services to the residents of Glenvar.

HOLLINS - FUTURE LAND USE MAP

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HOLLINS COMMUNITY PLANNING AREA

Community Values

- The well balanced mix of business and residential development in the Hollins community plays an important role in the residents' high quality of life.
- There are many historic sites in the community that play a key role of providing the links to the past agricultural traditions of the community.
- Views of Tinker and Read Mountains are important to the residents of the community.
- Redevelopment of the Williamson Road area is improving the image of this section of the community. This project needs to be continued and appropriately expanded.

Key Resources

- The numerous historic homes with ties to the past farming traditions of the community.
- The views of Read and Tinker Mountains.
- The educational resources located in the community, including the public schools, the library, and Hollins University.
- The well-developed parks and recreation areas are important resources to the Hollins community, such as Waldron Park, Brookside Park, and Carvins Cove.

General Policies

Natural Resources

- Respect the viewsheds of Read and Tinker Mountains from the Hollins community by requiring future communication and transmission towers to be unobtrusive and aesthetically pleasing.
- Manage timber harvesting on ridgelines through the use of the guidelines published in the *Virginia Loggers Guide*. Selective harvesting should be used to preserve the viewshed and conserve soil resources on mountain sides.
- Prevent high density development on sensitive viewsheds and environmental areas which would endanger the viewshed or environment.
- Use the natural topographic features in the design of developments and promote the use

of earth-tones buildings built on the sides of mountains.

Land Use

- Develop and implement economic development strategies which attract businesses and industries that provide a variety of employment opportunities and offer competitive compensation to their employees.
- Require higher development standards for all types of development in relation to landscaping, signage, building design, and parking lots. All new development should use the natural topography as a design element of their site.
- Preservation of existing vegetation and trees should be incorporated into the County's development regulations.
- Expand the redevelopment initiatives associated with the Hollins Village Project into other areas in this community and the County.
- Preserve, promote, and enhance the mixture of residential and business development in the community. Encourage the development of commercial nodes which provide landscaping, buffers, and screens between incompatible land uses.
- Develop policies to promote and encourage small business which will result in developing a more sustainable community.

Public Facilities

- Provide a transportation network that will prevent congestion and promote the conservation of resources via alternative modes of transportation for the residents of the community. Such alternatives would include the implementation and construction of greenways that link homes, schools, libraries, and shopping areas.
- Enhance and maintain the existing park facilities within the community and install more park facilities on existing school sites.
- Preserve the integrity of existing residential neighborhoods by acquiring additional land to provide space for future public facilities such as schools and parks, which will provide the foundations for the community.

- Develop policies and plans to address the management of stormwater and prevent flooding.
- Increase the visibility of police patrols through the use of community policing procedures and devote more resources on the concentration of crime prevention and/or personal protection services.

MASON'S COVE - FUTURE LAND USE MAP

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MASONS COVE COMMUNITY PLANNING AREA

Community Values

- The residents of the community view Havens Wildlife area as a very important asset.
- The views of the ridgelines along Catawba Mountain, Fort Lewis Mountain, Brushy Mountain and McAfee's Knob are important to the community.
- The scale of public buildings in relation the community provides a sense of place.
- The gap between Brushy Mountain and Catawba Mountain forms a gateway into the community, enhancing the sense of place felt by many residents.

Key Resources

- The rural character of this area is an important quality to preserve and enhance.
- The many natural resources located within this community, such as Masons Creek, Havens Wildlife area, Appalachian Trail, Whispering Pines Park, etc.
- The views of the ridgelines as one drives along the old country roads in the community.
- The school and fire house are valuable resources to this community.

General Policies

Natural Resources

- Prevent development along scenic ridgelines that would destroy significant vistas and endanger the environment of the community.
- Expand the land use assessment program to be used in the protection of scenic vistas and mountainsides.
- Prohibit the use of ridgelines as locations for communication and transmission towers.
- Improve water quality by developing and implementing strategies to manage stormwater and prevent flooding.

Land Use

- Develop a program to provide assistance to improve the store facades, signs, parking, and landscaping of the businesses in the Hanging Rock area.
- Implement ordinance changes which would specify the preservation of existing vegetation and trees, along with higher development standards for all types of development, such as signage, landscaping, building architecture, and buffers. These standards should enhance and protect the rural lifestyle of the community.
- Permit the development of small-scale commercial uses constructed in a planned commercial center for the community.
- Promote the use of assessory apartments to provide income to landowners so as to protect the rural character of the community.
- Maintain the low density of single-family homes in the Masons Cove community.
- Continue to support and fund the delinquent property program used to clean up sites where debris has been dumped.

Public Facilities

- Work with VDOT to improve the transportation network of the community and to provide alternative routes for commuter traffic and emergency vehicles.
- Cooperate with VDOT and Federal agencies to increase the capacity of commuter and Appalachian Trail parking lots located in the community.
- Support and fund improvements for school and park facilities such as soccer fields, gyms and adequate instructional space.
- Work with the community, VDOT, and other interested parties to provide for alternative modes of transportation in the community such as bike lanes and walking trails.
- Support needed improvements to existing emergency services in the community.
- Continue the use and support of citizen watch groups working in cooperation with the County's Police Department.
- Utility extensions into the neighborhood should be made only after a careful evaluation of all the impacts which could be caused by the extension. Part of this evaluation should include some type of public involvement from the residents of the community.

MT. PLEASANT - FUTURE LAND USE MAP

UNDER CONSTRUCTION

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MOUNT PLEASANT COMMUNITY PLANNING AREA

Community Values

- The numerous historic sites and buildings in the community. These areas provide critical links to the traditions of the locale and are important resources to the residents of the community.
- The setting of the Village of Mount Pleasant provides a focal point for the entire community.
- The views of Windy Gap Mountain, Roanoke Mountain and Muarry's Knob are important scenic vistas for the community.
- The rural lifestyle that exists in the Mount Pleasant area. This is reinforced by the number of active farms in the community.
- Appreciation for quality development which respects the existing land uses and protects the natural environment through mitigation measures such as buffering, screening, preserving natural vegetation, and building design.

Key Resources

- The course of Back Creek as it winds along the County boundary is an important feature for the community and needs to be protected.
- The mouth of Back Creek where it enters the Roanoke River has a pristine appearance. It is referred to by the residents as "The Point."
- The old Brook Hill School building is an important asset for the community.
- The Blue Ridge Parkway provides a linear park across the community.
- The public buildings and facilities in the Village of Mount Pleasant such as the school, library, fire/rescue building and the park.
- Small-scale commercial services offered in the Village are valuable to the residents of the community.
- Explore Park provides a large natural preserve for the northern section of the community.

General Policies

Natural Resources

- Develop plans and strategies to coordinate the Roanoke River Parkway, Explore Park, Blue Ridge Parkway, and the County's Greenway Plan, such that important vistas and sites are preserved as well as linking these sites to neighborhoods, schools, libraries, and shopping areas.
- Prevent development from occurring in environmentally sensitive areas and provide protection of these areas as part of the design of proposed developments.
- Recognize, respect, and work with private property owners in order to preserve the rural lifestyle, open spaces and agricultural uses of land.

Land Use

- Ensure that as development occurs in the community there are adequate public facilities existing or planned prior to approving the development request.
- Evaluate all the impacts of future utility extensions into the community. Public involvement by the residents of the community should be part of this evaluation.
- Require that all developments use design principles that support and respect the rural lifestyle that exists in the community.
- Prevent the traditional strip development patterns which have multiple access points, large parking lots, bright lighting, and many architecturally unrelated buildings on the site.
- Promote the development of additional commercial businesses and services within the Village and develop an overlay design district for the Village area to enhance the sense of community or place.
- Preserve the integrity of existing residential areas and prevent the insertion of incompatible uses into these neighborhoods.

Public Facilities

- Locate all new public buildings and facilities within the Village to promote the sense of place and to provide a focal point for the entire community.

- Provide for additional space in the school while maintaining the architectural integrity of the existing building.
- Support and fund the renovation/construction of a new emergency services building in the Village of Mount Pleasant.
- Explore the possibility of expanding the existing park to include the parcel of land across the street from the existing facility and the creation of a new park at “The Point.”
- Fully develop and maintain the community park.
- Work closely with VDOT to program road improvements for commuters and local traffic on the existing road network in the community.
- Develop a specific greenways/trails plan for this community as an alternative mode of transportation for local residents.
- Provide a fully functioning library for the community.
- Support the installation of dry hydrants throughout the community for increased fire protection.

Chapter 7: Planning Area Analysis

VINTON - FUTURE LAND USE MAP

UNDER CONSTRUCTION

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VINTON COMMUNITY PLANNING AREA

Community Values

- The sense of community or small town atmosphere is vital to the quality of life expressed by the residents of Vinton.
- Respect for the small business person is important to the community. Regulations on development standards must strike a balance between small businesses' ability to pay for these requirements as opposed to the costs for these requirements. Moderate landscaping and other site improvements are not prohibitive.
- The type of development that is placed on the McDonald Farm will have a major effect on how the community develops in the future.
- To achieve a balance between private property rights and development requirements. Land use is the key to making this a sustainable community in the future.

Key Resources

- The small-town atmosphere is a resource for this community.
- The War Memorial provides a focal point for the community. It is used for many private parties and other types of social events.
- The McDonald Farm is a resource for the community.

General Policies

Natural Resources

- Prevent development on environmentally sensitive and natural hazard areas in the community.
- Implement the greenways program to provide open space/green space through the community as well as wildlife corridors.

Land Use

- Develop a program that will provide assistance to small businesses to help them renovate their store fronts and provide some landscaping on the site.
- Require that new developments contribute to the small town feeling in relation to the use of design principles that preserve the sense of place and contribute to the community's cohesiveness.
- Encourage the use of campus-like designs for new commercial and industrial developments which contribute to the natural environment by providing heavy landscaped areas and trails to adjoining uses such as neighborhoods and shopping areas.
- Development of the McDonald Farm should be oriented as a point of destination and provide tax revenue, employment, and an example for all new development in the community in relation to design standards.

Public Facilities

- Work with VDOT and the Parkway to address the need to improve major transportation corridors that cross the Blue Ridge Parkway. Develop a procedure to achieve the goals of all organizations and the residents of the community in relation to these transportation improvements.
- Examine methods to require developers to contribute to the costs of transportation improvements required due to their activities in the community.
- Provide and support resources for the upgrading of educational facilities in the community.
- Cooperation of County, Town, and Federal officials is needed to develop stormwater management techniques that prevent flooding and improve water quality.
- Continue the maintenance and development of park facilities in the community.

WINDSOR HILLS - FUTURE LAND USE MAP

UNDER CONSTRUCTION

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WINDSOR HILLS COMMUNITY PLANNING AREA

Community Values

- The views of the ridgelines along the Blue Ridge Parkway are a quality valued by this community.
- The views of Mount Chestnut, 12 O’Clock Knob and Poor Mountain are appreciated by the residents of Windsor Hills.
- The rural setting and landscape in the areas of Back Creek, Poage Farm, and Jamison’s Orchard.
- The landscaping and site design associated with Winterberry Point and the Colonnade Office Park on VA Route 419.

Key Resources

- The following natural features are considered to be resources for the community: Sugar Loaf Mountain, Mount Chestnut, Poor Mountain, 12 O’Clock Knob and the natural setting along Back Creek.
- The park and recreation facilities located within the community.
- The small farms and orchards that continue to operate in the community.
- The village like setting along McVitty Road.
- The various large tracts of land that remain undeveloped, such as the Via property, Roberson property, Poage farm, and Jamison’s Orchard.

General Policies

Natural Resources

- Prevent continued development on mountain ridges and provide protection and preservation of these scenic resources for the community.
- Use environmental preservation as an economic development strategy to develop eco-tourism attractions and activities.

- Preservation of sensitive environmental areas and prevention of degradation of these areas by surrounding development.
- Implementation of the planned Greenway system throughout the community.
- Preservation of the existing natural vegetation, farms, and orchards for their economic and open space value.
- Work cooperatively with private landowners, Western Virginia Land Trust, and other interested parties to preserve the natural features of the valley such as ridge lines, scenic vistas, and open space.
- Prevent the use of clear-cutting as a technique of harvesting forest resources. Promote the use of selective cutting and reforestation of areas after harvesting.

Land Use

- Prevent the use of strip linear commercial development. This type of development has large un-screened parking areas, many access points to the main road, numerous detached buildings of varying architecture, and high light poles adding light pollution to the evening sky.
- Promote the use of planned commercial developments and/or nodes of commercial development in the community. These developments would offer extensive landscaping, appropriate and tastefully designed signs, and provide buildings which have a unified architectural design.
- To develop the appropriate balance between residential, commercial, industrial, and agricultural land uses is a key to Windsor Hills becoming a sustainable community.
- Explore the opportunities to create a Historic District in the village-like area along McVitty Road, which would promote preservation as well as economic development through heritage tourism.
- Develop and implement design guidelines in the County's development ordinances that require extensive landscaping, compatible architectural designs, small tasteful signs and buffers between incompatible land uses.
- Prior to approving new residential development, ensure that the needed public facilities are available or planned to be in place to coincide with the new development.
- Require all future developments to be planned unit developments (PUD).

- Develop and implement a plan for the renovation and beautification of the Brambleton Avenue area similar to the program underway in Hollins.
- Implement a tree preservation/planting program for the VA Route 419 corridor as well as for new developments.
- Clear and efficient methods of communication need to be developed between the County leadership and the local community.

Public Facilities

- Continue to support and fund the school facilities improvement plan adopted by the School Board in 1997.
- Provide equitable distribution of school resources across the county.
- Maintain the Library Headquarters in its current location and provide additional space and resources as needed in response to continued growth of the community.
- Acquire, fully develop and maintain the park facilities within the community.
- Support and fund after-school and elderly recreation programs for the community.
- Work cooperatively with VDOT to provide the needed transportation improvements for the community, such as reduced speed limits for schools, wider shoulders along roads, and reduced speed limits for residential areas.
- Develop and implement methods that manage stormwater runoff, prevent stream flooding, and improve water quality.